

UNITED STATES BANKRUPTCY COURT  
 DISTRICT OF NEW JERSEY  
 Caption in Compliance with D.N.J. LBR 9004-1(b)

813315  
 PHELAN HALLINAN DIAMOND & JONES, PC  
 1617 JFK Boulevard, Suite 1400  
 Philadelphia, PA 19103  
 856-813-5500  
 Attorneys for WELLS FARGO BANK, N.A.

In Re:

PETER EPPIE A/K/A PETER JAMES EPPIE



Order Filed on February 24, 2019  
 by Clerk U.S. Bankruptcy Court  
 District of New Jersey

Case No: 14-19633 - JKS

Hearing Date: December 11, 2018

Judge: JOHN K. SHERWOOD

Recommended Local Form:



Followed



Modified

**ORDER RESOLVING MOTION TO VACATE STAY AND/OR MOTION TO DISMISS WITH CONDITIONS**

The relief set forth on the following pages, numbered two (2) and through (3) is hereby **ORDERED**.

**DATED: February 24, 2019**

Honorable John K. Sherwood  
 United States Bankruptcy Court

Applicant: WELLS FARGO BANK, N.A.  
Applicant's Counsel: Phelan Hallinan Diamond & Jones, PC  
Debtor's Counsel: Thaddeus R. Maciag, Esquire  
Property Involved ("Collateral"): TEMPE WICK ROAD, MORRISTOWN, NJ 07960-6657

Relief sought: ☒ Motion for relief from the automatic stay  
☐ Motion to dismiss  
☐ Motion for prospective relief to prevent imposition of automatic stay against the collateral by debtor's future bankruptcy filings

For good cause shown, it is **ORDERED** that Applicant's Motion(s) is (are) resolved, subject to the following conditions:

1. The Chapter 7 Trustee is hereby permitted to market and sell the subject property. The property must be sold by March 12, 2019 and the sale must pay Secured Creditor's lien in full pursuant to a valid payoff requested by the Chapter 7 Trustee and provided by Secured Creditor.
2. If the subject property is not sold by March 12, 2019, Secured Creditor is entitled to relief from the Automatic Stay with no further application to the Court.

## Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New JerseyIn re:  
Peter James Eppie  
DebtorCase No. 14-19633-JKS  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 25, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 27, 2019.

db +Peter James Eppie, 566 Tempe Wick Road, Morristown, NJ 07960-6657

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 27, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 25, 2019 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
nj.bkecf@fedphe.comCraig Scott Keiser on behalf of Creditor WELLS FARGO BANK, N.A.  
craig.keiser@phelanhallinan.comDenise E. Carlon on behalf of Creditor HSBC Bank USA, National Association as Trustee for  
Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-11  
bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com

Jerome B. Blank on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com

John Sywilok sywilokattorney@sywilok.com, nj26@ecfcbis.com

John Sywilok on behalf of Trustee John Sywilok sywilokattorney@sywilok.com, nj26@ecfcbis.com

John W. Sywilok on behalf of Trustee John Sywilok sywilokattorney@sywilok.com

Margarita Y. Ginzburg on behalf of Creditor Marianne Diassi djcarragher@ecf.inforuptcy.com

Margarita Y. Ginzburg on behalf of Creditor Amerlux, LLC djcarragher@ecf.inforuptcy.com

Margarita Y. Ginzburg on behalf of Creditor Frank P. Diassi djcarragher@ecf.inforuptcy.com

Margarita Y. Ginzburg on behalf of Creditor Unicorn Real Estate Investment, LLC

djcaragher@ecf.inforuptcy.com

Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com

Phillip Andrew Raymond on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

phillip.raymond@mccalla.com

Thaddeus R. Maciag on behalf of Debtor Peter James Eppie MaciagLawl@aol.com

United States Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 15